

95 Union Street, McMahan's Point, NSW, 2060



House For Sale

Thursday, 31 October 2024

95 Union Street, McMahan's Point, NSW, 2060

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

'Warialda' - a contemporary architectural masterpiece behind a nostalgic Victorian facade

An architectural showpiece behind a landmark Victorian Italianate facade, this spectacular tri-level luxury home welcomes both sweeping views and stunning northern light into its impressive interiors and multiple landscaped outdoor escapes.

Proving that good design is truly timeless, the 2006 transformation by Union Street's own resident architect Ian Poole, seamlessly links the oversized garaging and workshop to the everyday living level and ambient bedroom retreats by an internal passenger lift. Finely crafted combining exposed steel beams and Australian hardwood timber, sliding glass cavity doors flawlessly disappear for the ultimate in indoor/outdoor living. Showcasing a sophisticated selection of living areas, a central courtyard oasis is a relaxing focal point effortlessly stemming off the formal lounge room, culinary kitchen, family room and covered resort style dining terrace. Cleverly filtering natural light into the media room through a series of skylights above a strategic void, the lower-level design also features an executive home office, powder room and custom wine cellar.

Channelling views toward the city and harbour from the upper-level bedrooms, the north facing master suite is lined in walled storage. Opening to a private decked terrace with outdoor shower, the master also connects to a quality ensuite complete with double vanity, bidet and bath. Juliet balconies connect to the courtyard and outlook, bedrooms two and three gaze over toward the cityscape, Main Harbour and Anzac Bridge with the second bedroom even enjoying views from its own five-star ensuite bathtub. Crowned by a rooftop terrace taking in 180-degree panoramas stretching from the Opera House and Harbour Bridge across to Homebush, spend New Years Eve from the comfort of home with one of the best seats in town.

Part of a nostalgic North Sydney streetscape dating back to the 1880s, discover the old-world charm and modern convenience of this popular urban enclave. Convenient to the leading schools and the local café strip, the vibrant attractions of Blues Point Road and Greenwood Plaza are within easy reach along with transport options at nearby North Sydney Train Station, Victoria Cross Metro Station and McMahons Point Wharf.

- Elegant formal lounge room opens to courtyard
- Water garden in main courtyard for ambience
- Exposed steel beams in the formal dining room
- Clever butlers' pantry linking dining and kitchen
- Central pendant lit kitchen island, stone benches
- Smeg 90cm gas oven, steamer and warming drawer
- Smeg exhaust and Miele stainless steel dishwasher
- Concealed Drop down TV in the casual living or family room
- Family room opening to decked outdoor room
- BBQ looking out toward the top of the CBD skyline
- Lower-level media room next to separate storeroom
- Pivot doors open into upstairs bedroom retreats
- North facing deck with outdoor shower off master
- Master bedroom lined in an abundance of built-ins
- Window seat overlooking the courtyard in bed two
- City views from Juliet balconies in beds two and three
- Three modern yet timeless ensuites, one with views
- Versatile second home office or fourth bedroom
- Two guest powder rooms, commercial grade laundry
- Wallpaper stylishly personalises the home office
- Workshop in the double garage, subfloor storage
- Customised wine cellar or tasting room
- Gardens thriving on the rooftop viewing terrace

- Louver windows and voids enhance airflow and light
- French doors open out to north facing forecourt
- Cast iron fireplaces, sophisticated display niches
- Multi-zoned ducted air-conditioning, alarm system
- Electric blinds, classic shutters, rainwater tanks
- Opposite the vast grounds of The Shore School
- 190m to Blues Point Rd, 500m to Greenwood Plaza
- 200m to buses servicing McMahons Point Wharf
- 500m to North Sydney Station, 650m to Metro line
- 500m to Lavender Bay Parklands and walking trails

* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided.

For more information or to arrange an inspection, please contact David Gillan 0411 255 914.